



Bridge House



# Bridge House

Weston, Honiton, Devon EX14 3NZ

Honiton Town Centre 1.9 Miles; Sidmouth 9.2 Miles; Exeter 17 Miles

**Beautiful detached family home in rural yet accessible location with 9.5 acres and various outbuildings**

- Rural yet accessible location
- Light and spacious accomodation
- Stabling
- Expansive Gardens
- Council Tax Band E
- Five Double Bedrooms
- 9.5 Acres
- Variety of useful outbuildings
- Separate Office Space
- Freehold

Guide Price £1,250,000

## SITUATION

This property is situated within the small hamlet of Weston, in this rural yet easily accessible location. The hamlet benefits from The Otter Inn public house and is situated less than half a mile outside of the market town of Honiton, providing a range of day to day amenities including a local CofE primary school, recreational facilities, shops and cafes. The property is set within the catchment area for The Kings School, Ottery St Mary.



## DESCRIPTION

This detached family home is presented to a high standard, and has lovely views across open countryside, yet within easy reach of Honiton and set within 9.5 acres.

The accommodation is light and spacious throughout, there is a large family kitchen which has been cleverly designed with a range of bespoke units to maximise the space, a useful utility room, formal dining room with fireplace, as well as a living room with log burner and conservatory overlooking the garden and fields beyond. On the ground floor there is also a large family room, which works perfectly as a second sitting room, adjacent to this room is a shower room, with WC, basin and shower.

On the first floor there are five double bedrooms; the main bedroom with an ensuite shower, as well as the second bedroom having an ensuite bathroom and a range of fitted storage. There is also a well presented family bathroom.

## OUTSIDE

Bridge house is set in approximately 9.5 acres, and has both formal gardens, and land and paddocks. The River Otter forms the boundary of the property and the property enjoys access to the river. There is a variety of large outbuildings, and work shops all of which have lighting and plug sockets. The property is not currently used as an equestrian facility but there is previous stabling which could be utilised. To the front of the property is a large landscaped front garden, with a range of shrubs and borders, as well as patio areas for seating.

There is a fully equipped office in the garden, with power, light, under-floor heating and broadband facilities, making the perfect working from home setting.

The property also has a car port for several cars, as well as sheds and a greenhouse. There is a vegetable garden for growing your own produce.

## SERVICES

Mains water & electric and. Oil-fired central heating. The property has its own septic tank.

## DIRECTIONS

From Honiton High Street proceed in a westerly direction, turning left into Heathpark (just before you reach the A30.) Follow the signs to Weston, passing The Otter Inn on your right, Bridge House can then be found on your left.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

